

**Available
For Sale or
For Lease**

Retail, Restaurant or Automotive Repair

**262 West Town Street
Norwich, Connecticut**



- **1.65 Acres**
- **Between I-395, Route 2 & Route 32**
- **1,684 SF Three-bay Building**
- **Pylon Sign**

CONTACT:
Timothy Londregan
P.O. Box 426
Old Saybrook, CT 06475
(860) 388-9100, Ext 1
tim@londregan.com



Auto Repair & Retail Store for Sale or Lease

- ADDRESS:** 262 West Town Street, Norwich, Connecticut 06360
- LOCATION:** Just off the I-395, Route 32 and Route 2. On the Yantic River. Opposite Subway, Dixie Donuts and Illiano's Italian Restaurant. Next to the Yantic River Inn.
- PROXIMITY:** Close proximity to the Norwich Industrial Park, Backus Hospital and Mohegan Sun Resort & Casino.
- AVAILABLE:** 1,684 square foot building
- ACRES:** 1.65 acres
- DESCRIPTION:** Former Gasoline station and automotive repair facility
- FRONTAGE:** 250 Feet
- FEATURES:**
- Pylon sign
 - Three overhead doors
 - Great visibility
 - Seller removing all tanks
- BUILDING AGE:** 1948
- DEMOGRAPHICS:**
- | | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Total Population: | 2,601 | 24,702 | 50,324 |
| Total Households: | 1,100 | 9,930 | 20,215 |
| Median Household Income: | \$72,856 | \$46,220 | \$46,551 |
- TRAFFIC COUNT:** 13,000 Average Daily Traffic
- UTILITIES:** Heat: Gas hot air; Water & Sewer: Municipal
- ZONING:** GC- General Commercial: Permitted uses include: Retail, auto sales and service, restaurants, offices and many other commercial uses.
- OCCUPANCY:** Upon transfer of title.
- TAXES:** \$4,775 (appraised value is \$393,000)
- FOR SALE:** \$245,000. A "No Gasoline Sales" Deed Restriction will apply
- FOR LEASE:** \$2,000 NNN per month

For more detailed information, please contact:

Timothy Londregan

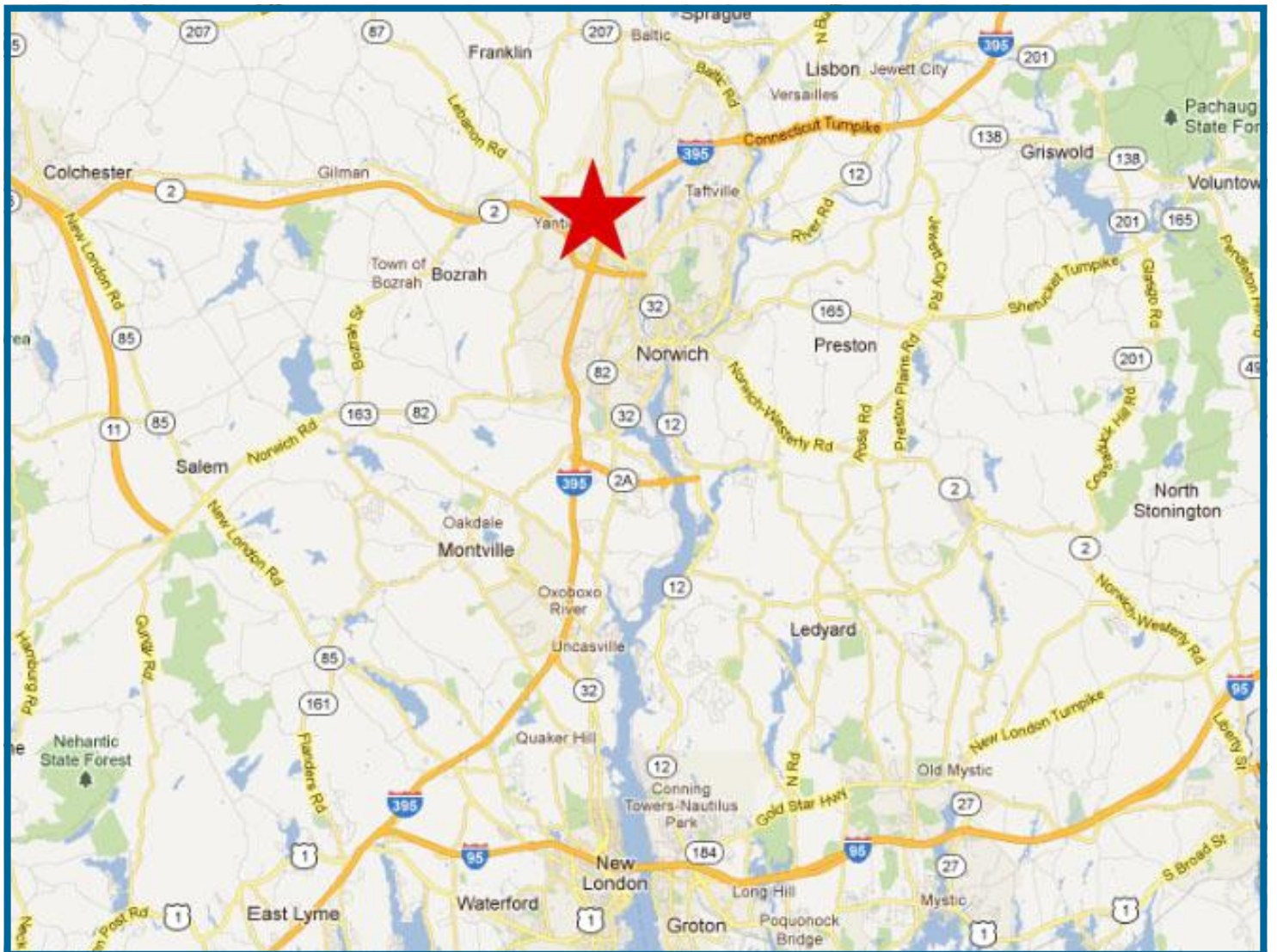
LONDREGAN COMMERCIAL REAL ESTATE GROUP

P.O. Box 426, Old Saybrook, CT 06475

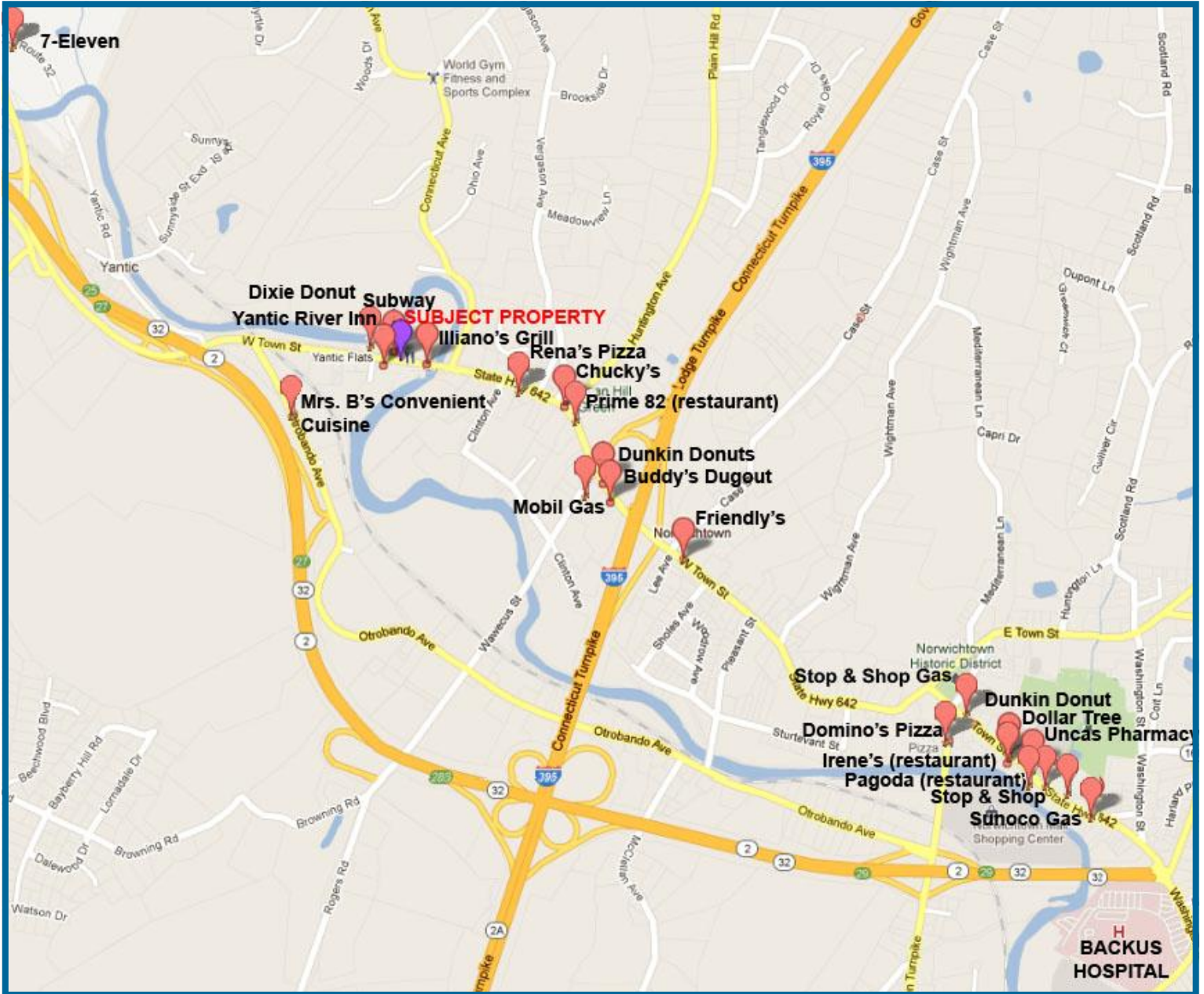
Phone: (860) 388-9100, Ext. 1 • Cell: (860) 460-9666 / Fax: (860) 388-3584
tim@londregan.com

BROKERS PARTICIPATION INVITED

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.



Neighboring Businesses



ADDITIONAL BUSINESSES IN THIS AREA:

Subsonic Motorsports
 U.S. Consolidated Farm Services Agency
 Sound 1
 Coopers Photo Imaging
 Bean Hill Spirit Shoppe
 Personalized Print
 Northeast Countertops
 Norwich Bowling & Entertainment
 Olympic Prime
 Ace Home Center
 All Hearts Hatha Yoga

Dime Bank
 Allyn & Associates
 Norwichtown Rehabilitation & Care Center
 Camaro Signs
 ABC Motors
 Norwich Agway
 Norwichtown Veterinary Hospital
 US Foodservice
 Norwich Little League
 ECRC Physical Therapy